

Document #4788

7/17/86

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MEMORANDUM

July 17, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on sixty-eight zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Categories

	<u>Approval</u>	<u>Denial</u>	<u>Recommendations</u>	
			<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	8	6	2	6
New housing or rehabilitation	8	2	2	6
Residential (building expansions, subdivisions, etc.)	3	2	1	3
Parking; gas stations; repair garages, auto uses	4			1
Industrial; chemical storage				
Institutional	4			2
Commercial; office; business	4	1	1	-
Hotels; restaurants				2
Signs				

We recommend approval of eight residential conversions:

- Z-8809. 15-17 Cheverus Road, Dorchester. Three family dwelling.
- Z-8768. 823 Parker Street, Roxbury. Three family dwelling.
- Z-8807-8808. 69 Quint Avenue and 39 Glendale Avenue, Allston. Eighteen and nineteen apartments.
- Z-8815. 137 Peterborough Street, Boston. Thirty-four apartments.
- Z-8870. 90 G Street, South Boston. Four apartments.
- Z-8890. 97 Esmond Street, Mattapan. Two family dwelling.

Z-8927. 1A Popes Hill Street, Dorchester. Two family dwelling.

Z-8834. 321 Marlborough Street, Boston. Nine apartments.

We recommend approval of eight new housing or rehabilitation referrals:

Z-8791. 120 London Street, East Boston. Daycare center to five apartments.

Z-8780. 4787 Washington Street, West Roxbury. Two family dwelling.

Z-8792- 5255-5267 Washington Street, West Roxbury. Seven attached one
8798. family dwellings.

Z-8799. 75 Harrison Avenue, Boston. One apartment.

Z-8805. 170 Tremont Street, Boston. Ninety-four apartments.

Z-8869. 32 St. Marks Road, Dorchester. Three family dwelling.

Z-8886- 56-60 O Street, South Boston. Three one family row dwellings.
8888.

Z-8930- 4-18 Clarendon Street and 72 Warren Avenue, Boston. Rehabilitate
8934. 24 apartments.

We recommend approval of three residential building expansions, subdivisions:

Z-8753. 79 Appleton Street, Boston. Deck addition.

Z-8812. 36 Mystic Street, Charlestown. Expansion of first floor apartment.

Z-8881. 770 East Sixth Street, South Boston. One story addition.

We recommend approval of four parking, gas station, and use referrals:

Z-8781. 10 Glenville Terrace, Allston. Auto repair garage and used car sales.

Z-8849. 1225 Centre Street, Roslindale. Upgrade gas station.

Z-8772. 445 Cambridge Street, Allston. Additions to gas station.

Z-8891. 1452 Centre Street, Roslindale. Service station, auto and radiator repair.

We recommend approval of four institutional referrals:

Z-8686- 76-80 Parker Hill Avenue, Roxbury. Hospital uses.
8687.

Z-8759- 88-150 & 118 Parker Hill Avenue, Roxbury. Hospital uses.
8760.

Z-8899. 795 Columbus Avenue, Boston. 900-car garage.

Z-8875. 125 Nashua Street, Boston. Hospital addition.

We recommend approval of four commercial, office, business referrals:

Z-8782. 231-231A Shawmut Avenue, Boston. Mezzanine addition.

Z-8856. 207 F Street, South Boston. Warehouse-office structure.

Z-8776. 180-186 Green Street, Jamaica Plain. Loading dock addition.

Z-8955. 659 Centre Street, Jamaica Plain. Bakery, arts council, fitness center.

We recommend denial of eleven referrals:

Z-8771. 104-112 West Fourth Street, South Boston. Excessive development.

Z-8800. 125 Sycamore Street, Roslindale. Unwarranted precedent.

Z-8764-8767. 78-84 Hyde Park Avenue, Jamaica Plain. Substandard lots.

Z-8774. 303 Silver Street, South Boston. Inappropriate.

Z-8813. 12 Wilton Street, Hyde Park. Inappropriate occupancy.

Z-8816. 43-45 Union Avenue, Jamaica Plain. Density unacceptable.

Z-8838. 781-783 East Sixth Street, South Boston. Fourth floor addition.

Z-8843. 174 Cottage Street, East Boston. Basement apartment.

Z-8864. 283 Main Street, Charlestown. Substandard unit.

Z-8770. 160 Hyde Park Avenue, Jamaica Plain. Real estate office inappropriate.

Z-8868. 19 Elm Street, Charlestown. Unwelcome precedent.

We recommend denial without prejudice of six referrals:

Z-8777. 590 Columbus Avenue, Boston. Basement apartment.

Z-8745. 1325 Dorchester Avenue, Dorchester. Review with Authority.

Z-8758. 114 Allston Street, Brighton. Reduce density.

Z-8748. 90 Commonwealth Avenue, Boston. Floor area increase.

Z-8818. 22 May Street, Jamaica Plain. Review with neighborhood association.

Z-8845. 32 Leamington Road, Brighton. Review with neighbors.

BOARD OF APPEAL REFERRALS

July 17, 1986

		<u>Hearing</u>	
1.	Z-8686-8687	7/22/86	New England Baptist Hospital 76-80 Parker Hill Avenue, Roxbury
2.	Z-8745	7/22/86	Stanley R. Travers 1325 Dorchester Avenue, Dorchester
*3.	Z-8748	7/29/86	Richard Allerton, Jr. 90 Commonwealth Avenue, Boston
4.	Z-8753	7/22/86	Middlesex Development 79 Appleton Street, Boston
5.	Z-8758	7/22/86	Karlis, Inc. (Prosp. Pur.) 114 Allston Street, Brighton
6.	Z-8759-8760	7/22/86	New England Baptist Hospital 88-150 & 118 Parker Hill Avenue Roxbury
7.	Z-8761	7/22/86	INGODWE Trust 329 Lamartine Street, Jamaica Plain
8.	Z-8764-8767	7/22/86	Elaine Lindy, Paul Herrich & Suzanne Gouveia 78-84 Hyde Park Avenue Jamaica Plain
9.	Z-8768	7/22/86	Carl McPhee 823 Parker Street, Roxbury
10.	Z-8770	7/22/86	Louis L. Lima 160 Hyde Park Avenue Jamaica Plain
11.	Z-8771	7/22/86	Michael Brown 104-112 West Eighth Street South Boston
12.	Z-8772	7/22/86	Michael J. Salamone 445 Cambridge Street, Brighton
13.	Z-8774	7/22/86	John Byrne 303 Silver Street, South Boston
14.	Z-8776	7/22/86	Kurt Gutting 180-186 Green Street, Jamaica Plain
15.	Z-8777	7/22/86	Michael Merrill 590 Columbus Avenue, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

July 17, 1986

Hearing

16.	Z-8780	7/22/86	Abelardo Diaz 4787 Washington Street, West Roxbury
17.	Z-8781	7/22/86	Diane Arenella 10 Glenville Terrace, Allston
18.	Z-8782	7/29/86	Peter Chin 231A-231 Shawmut Avenue, Boston
19.	Z-8789 & 8801-8802	7/29/86	Victor Carlevale 5337A-B-C-D-5339 Washington Street West Roxbury
20.	Z-8791	7/29/86	Robert J. Gregory 120 London Street, East Boston
21.	Z-8792-8798	7/29/86	Thomas F. True, Trustee 5255-5267 Washington Street West Roxbury
22.	Z-8799	7/29/86	75 Harrison Ave Realty Trust 75 Harrison Avenue, Boston
23.	Z-8800	7/29/86	Joseph F. Tierney 125 Sycamore Street, Roslindale
24.	Z-8805	7/29/86	Tremont Place Realty Trust 170 Tremont Street, Boston
25.	Z-8807-8808	7/29/86	River Street Realty Trust 69 Quint Avenue & 39 Glenville Avenue, Allston
26.	Z-8809	7/29/86	Sharon D. Szczepankiewicz 15-17 Cheverus Road, Dorchester
27.	Z-8810	7/22/86	Faulkner Hospital 1133 Centre Street, Roslindale
28.	Z-8812	7/29/86	Gary A. Ungerleider 36 Mystic Street, Charlestown
29.	Z-8813	7/29/86	Ralph M. Cotelesso 12 Wilton Street, Hyde Park
30.	Z-8814	8/5/86	Ernest Penta 368 Main Street, Charlestown
31.	Z-8815	8/5/86	Robert J. Gaines 137 Peterborough Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

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		<u>Hearing</u>	
32.	Z-8816	8/5/86	43 Union Realty Trust 43-45 Union Avenue, Jamaica Plain
33.	Z-8818	8/5/86	Lawrence C. Moulter & Pamela Frechette 22 May Street, Jamaica Plain
34.	Z-8819	8/5/86	Mark Chausovsky 47 Orkney Road, Allston
35.	Z-8824	8/12/86	Fairfield Realty 331-335 Columbus Avenue, Boston
36.	Z-8825	8/5/86	Anthony Capodilupo 145-147 Endicott Street, Boston
37.	Z-8827	8/5/86	Matthew Repucci 37 Cooper Street, Boston
38.	Z-8828-8830	8/5/86	Burton F. Jaffe 772-778 Columbus Avenue, Boston
*39.	Z-8834	8/5/86	Anna Keliher 321 Marlborough Street, Boston
40.	Z-8838	8/5/86	Russell C. Castagna 781-783 East Sixth Street South Boston
41.	Z-8843	8/5/86	Linda V. Camiolo 174 Cottage Street, East Boston
42.	Z-8845	8/5/86	Andrew Kraus 32 Leamington Road, Brighton
43.	Z-8848	8/12/86	Charles O'Halloran 58 Weld Hill Street, Jamaica Plain
44.	Z-8849	8/12/86	Mobil Oil Corporation 1225 Centre Street, Roslindale
45.	Z-8850	8/12/86	Laura Wyckoff 773A-773 Tremont Street, Boston
46.	Z-8856	7/29/86	Arnold Feinerman 207 F Street, South Boston
47.	Z-8857	8/12/86	54 Commonwealth Development Corp. 54 Commonwealth Avenue, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

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48.	Z-8859-8860	8/12/86	Mario Nicosia 563-567 Columbus Avenue, Boston
49.	Z-8861	8/12/86	Lawrence Venezia 10 Palermo Street, East Boston
50.	Z-8862	8/12/86	Chamberlayne Junior College 240 Newbury Street, Boston
51.	Z-8864	8/12/86	Deborah J. Belcher 283 Main Street, Charlestown
52.	Z-8865-8866	8/12/86	Golden Fleece Realty Trust 723-725 East Seventh Street South Boston
53.	Z-8868	7/22/86	J.L.A. Trust 19 Elm Street, Charlestown
54.	Z-8869	8/5/86	Dennis Queally (purchaser) 32 St. Mark's Road, Dorchester
55.	Z-8870	7/29/86	Timothy & Sheila Long 90 G Street, South Boston
56.	Z-8871	7/22/86	Phillip N., Joseph & John C. Manning 18 Union Park, Boston
57.	Z-8875	7/29/86	The Spaulding Rehabilitation Hospital Corporation 125 Nashua Street, Boston
58.	Z-8881	8/12/86	John & Roberta Mullan 770 East Sixth Street South Boston
59.	Z-8886-8888	8/12/86	Mark J. Scarlett 56-60 O Street, South Boston
60.	Z-8890	7/29/86	Robert J. Shannon 97 Esmond Street, Mattapan
61.	Z-8891	7/29/86	Accurate Radiator Services, Inc. 1452 Centre Street, Roslindale
62.	Z-8899	7/22/86	Northeastern University 795 Columbus Avenue, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

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Hearing

63.	Z-8900-8902	8/12/86	Gerard Gouthro 21-23 Bellevue Street & 10 Stanley Street, Dorchester
64.	Z-8903	8/12/86	Asna Aronie 80-82 Hammond Street, Roxbury
65.	Z-8924-8925	8/12/86	Charing Cross Corporation 120 & 150 Orleans Street, East Boston
66.	Z-8927	8/5/86	Matthew J. Happnie 1A Popes Hill Street, Dorchester
67.	Z-8930-8934	---	Boston Redevelopment Authority 4-18 Clarendon Street & 72 Warren Avenue, Boston
68.	Z-8955	7/29/86	Jamaica Plain Firehouse Limited 659 Centre Street, Jamaica Plain

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LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/22/86 Z-8686-8687
New England Baptist Hospital
76-80 Parker Hill Avenue
Roxbury

Site: 2½- and 1½-story structures

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to
accessory doctors' office and hospital use; change
occupancy from one-family dwelling to hospital
use.

Violation(s): Hospital use is conditional use.

VOTED: In reference to petitions Z-8686-8687, New England Baptist Hospital, 76-80 Parker Hill Avenue, Roxbury, for two conditional uses for change of occupancy from two-family dwelling to accessory doctors' offices and hospital use and change of occupancy from one-family dwelling to hospital use in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that hospital comply with terms of agreement with the City dated June 23, 1986, providing for a comprehensive parking program, residential housing, and voluntary contributions to City of Boston.



Z-9696-8687

76-80 PARKER HILL AVE. ROXBURY

Board of Appeal Referrals

7/10/86

Hearing: 7/22/86

Z-8745
Stanley R. Travers
1325 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from retail store to six-car garage and assembly, sales, and service of automobile electric motors; erect one-story addition.

Violation(s): Repair garage is forbidden use.

Insufficient front yard.

VOTED: In reference to petition Z-8745, Stanley R. Travers, 1325 Dorchester Avenue, Dorchester, for forbidden use and variance for change of occupancy from retail store to six-car garage and assembly, sales, and service of automobile electric motors and erect one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Concerns are expansion of auto-related uses on Dorchester Avenue, height of building, and impact on residential and commercial abutters. Overall development along Dorchester Avenue is being reviewed by the Authority. Appellant should meet with Authority to address concerns and review plans.



Z-8745

1325 DORCHESTER AVE.

DORCHESTER

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8748
Richard Allerton, Jr.
90 Commonwealth Avenue
Boston

Site: Eight-story structure

District(s): Apartment (H-3-65)

Purpose: Erect greenhouse and roof deck additions to apartment structure.

Violation(s): Excessive floor area ratio.
Restricted roof structure district.
Insufficient front yard.

VOTED: In reference to petition Z-8748, Richard Allerton, Jr., 90 Commonwealth Avenue, Boston, for conditional use and two variances to erect greenhouse and roof deck additions to apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed renovation of unsightly rooftop structure is desirable. However, floor area should be increased.

Z-8748

90 COMMONWEALTH AVE. BOSTON



Board of Appeal Referrals

7/10/86

4

Hearing: 7/22/86 Z-8753
Middlesex Development
79 Appleton Street
Boston

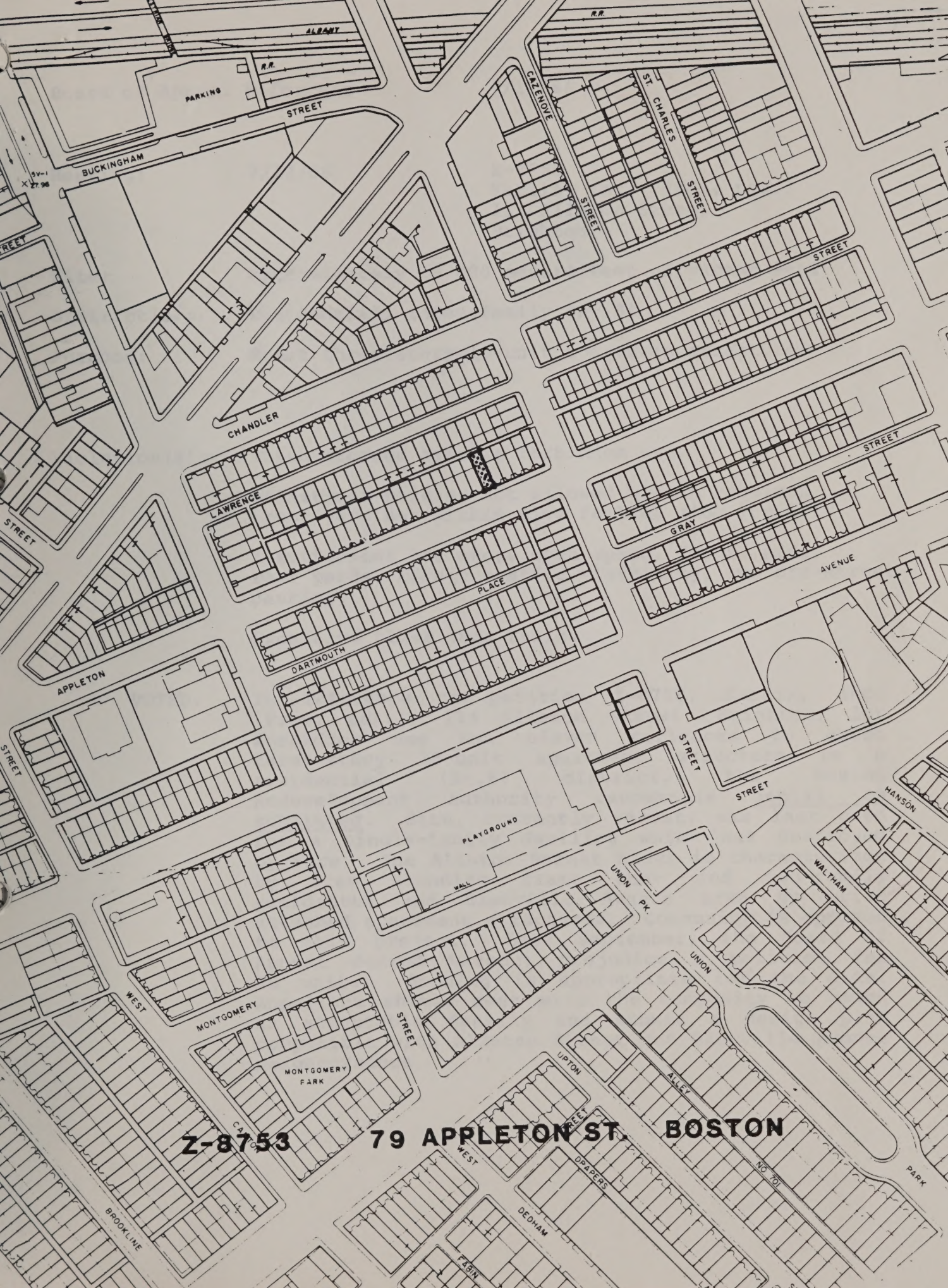
Site: Three-story row structure

District(s): Apartment (H-3)

Purpose: Erect roofdeck and two rear decks to four-unit apartment structure.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-8753, Middlesex Development, 79 Appleton Street, Boston, for variance to erect roofdeck and two rear decks to four-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed by the Ellis Neighborhood Association. South End Historical Society has objections to project.



Z-87-53

79 APPLETON ST. BOSTON

Hearing: 7/22/86 Z-8758
Karlis, Inc. (Pros. pur.)
114 Allston Street
Brighton

Site: Approximately 15,000 square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-story 18-unit apartment structure.

Violation(s): Trash storage area is forbidden use.

Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient lot area, open space, front, side, rear yards, corner traffic visibility, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8758, Karlis, Inc. (Pros. pur.), 114 Allston Street, Brighton, for forbidden use and eleven variances to erect three-story 18-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial as submitted. Site, currently vacant, was last used for a single-family dwelling which was destroyed by fire. The Allston Street block is characterized by free standing frame one- and two-family residences and Glenville Avenue area by brick attached apartment structures. Community is opposed to this project. Last September, the Board of Appeal denied without prejudice a petition for 20 units. Housing is appropriate for the site. Appellant should meet with the community to reach an acceptable density and submit a design plan compatible with Allston Street and Glenville Avenue neighborhoods.



Z-8758

114 ALLSTON STREET

BRIGHTON

Board of Appeal Referrals

7/17/86

Hearing: 7/22/86 Z-8759-8760
New England Baptist Hospital
88-150 & 118 Parker Hill Avenue
Roxbury

Site: Hospital complex

District(s): Apartment (H-2)

Purpose: Combine lots for accessory-ancillary parking;
change occupancy from three-family dwelling to
accessory doctors' offices and hospital use.

Violation(s): Hospital and ancillary parking area conditional
uses.

Insufficient front and side yards.

VOTED: In reference to petitions Z-8759-8760, New England Baptist Hospital, 88-150 & 118 Parker Hill Avenue, Roxbury, for two conditional uses and three variances to combine lots for accessory-ancillary parking and change occupancy from three-family dwelling to accessory doctors' offices and hospital use in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the hospital comply with terms of agreement with the City dated June 23, 1986, providing for a comprehensive parking program, residential housing, and voluntary contributions to the City of Boston.

Z-8759-8760

88-150 & 118 PARKER HILL AVENUE ROXBURY



Board of Appeal Referrals

7/17/86

Hearing: 7/22/86 Z-8761
INGODWE Trust
329 Lamartine Street
Jamaica Plain

Site: 3½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from light industrial to same
and eight artists' studios and offices.

Violation(s): Change in nonconforming use.

Insufficient lot area, open space, and off-street
parking.

VOTED: In reference to petition Z-8761, INGODWE Trust,
329 Lamartine Street, Jamaica Plain, for change
in nonconforming use and three variances for change
of occupancy from light industrial to same and
eight artists' studios and offices in a residential
(R-.8) district, the Boston Redevelopment Authority
recommends deferral of hearing. Former industrial
building is presently in dilapidated condition.
Use is appropriate and should be encouraged.
Adjacent property, Bowditch School, is currently
in the process of being redeveloped for housing.
The renovation of 329 Lamartine Street is very
important to the Bowditch. The appellant must
meet with the Authority in conjunction with the
Public Facilities staff to establish rehabilitation
guidelines. Appellant must also meet with the
community to address any concerns.



Z-8781 329 LAMARTINE STREET JAMAICA PLAIN

Board of Appeal Referrals

7/17/86

Hearing: 7/22/86 Z-8764-8767
Elaine Lindy, Paul Herrich &
Suzanne Gouveia
78-84 Hyde Park Avenue
Jamaica Plain

Site: Two three-story duplex structures

District(s): Residential, three-family (R-.8)

Purpose: Subdivide.

Violation(s): Insufficient lot area, width, frontage, open space,
and side yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8764-8767, Elaine Lindy,
Paul Herrich, and Suzanne Gouveia, 78-84 Hyde
Park Avenue, Jamaica Plain, for twenty-eight
variances to subdivide two three-story duplex
structures in a residential (R-.8) district, the
Boston Redevelopment Authority recommends denial.
Subdivision creates four substandard lots with
excessive floor area and open space deficiencies.
Appellant has not demonstrated hardship nor
submitted evidence to justify granting of petition.



Z-8764-8767

78-84 HYDE PARK AVENUE, JAMAICA PLAIN.

Board of Appeal Referrals

7/10/86

Hearing: 7/22/86 Z-8768
Carl McPhee
823 Parker Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8768, Carl McPhee, 823 Parker Street, Roxbury, for forbidden use and variance for change of occupancy to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no basement unit; that off-street parking be provided. Occupancy compatible with neighborhood residential character.

Z-8768

823 PARKER STREET

ROXBURY



Board of Appeal Referrals

7/17/86

Hearing: 7/22/86 Z-8770
Louis L. Lima
160 Hyde Park Avenue
Jamaica Plain

Site: 3½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy to two-family dwelling and office.

Violation(s): Real estate office is forbidden use.

VOTED: In reference to petition Z-8770, Louis L. Lima, 160 Hyde Park Avenue, Jamaica Plain, for forbidden use for change of occupancy to two-family dwelling and real estate office in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Commercial encroachment in a residential structure. No evidence has been submitted to justify real estate office. Unit could be used for residential apartment of which there exists an acute shortage in the City.

160 HYDE PARK AVENUE JAMAICA PLAIN

Board of Appeal Referrals

7/17/86

Hearing: 7/22/86 Z-8771
Michael Brown
104-112 West Eighth Street
South Boston

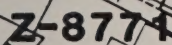
Site: 6,612 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect five-unit row apartment structure.

Violation(s): Insufficient lot area, side, rear yards, and off-street parking.

VOTED: In reference to petition Z-8771, Michael Brown, 104-112 West Eighth Street, South Boston, for four variances to erect five-unit row apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposed two-bedroom unit development would be two stories in height. Submitted plans shows no on-site parking; if parking were provided it would have to occur in the front yard thus eliminating any opportunity for truly usable open space. Proposed development is excessive. Given the large number of vacant parcels in this area, any current development must take into account possible future development. A more appropriate density for the site would be four units which would allow ample parking and open space.



104-112 WEST EIGHTH STREET, SOUTH BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 7/22/86

Z-8772
Michael J. Salamone
445 Cambridge Street
Brighton

Site: Gas service station

District(s): General business (B-1)

Purpose: Erect one-story side and rear additions to auto repair-gas service station structure.

Violation(s): Repair garage-gas station are conditional uses.
Insufficient side yard.

VOTED: In reference to petition Z-8772, Michael J. Salamone, 445 Cambridge Street, Brighton, for conditional use and variance to erect one-story side and rear additions to auto repair-gas service station structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that facility comply with Board of Appeal guidelines for gas service stations; that plans with particular attention to lighting be submitted to the Authority for design review approval. New office, storage area, and tire and service work area.



Z-8772

445 CAMBRIDGE STREET

ALLSTON

Board of Appeal Referrals

7/10/86

Hearing: 7/22/86 Z-8774
John Byrne
303 Silver Street
South Boston

Site: 1½-Story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8774, John Byrne, 303 Silver Street, South Boston, for forbidden use and three variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Neighborhood's dominant character is single-family residential. Small 1½-story structure is inappropriate to support two-family occupancy. Proposed small living space in basement is inadequate.



Z-8774 303 SILVER STREET SOUTH BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 7/22/86

Z-8776
Kurt Gutting
180-186 Green Street
Jamaica Plain

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to plumbing-storage-restaurant structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-8776, Kurt Gutting, 180-186 Green Street, Jamaica Plain, for two variances to erect one-story addition to plumbing, storage, and restaurant structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition to trucking company will provide loading docks which tend to remove trucks from public street.

Z-8776

180-186 GREEN STREET

JAMAICA PLAIN



Board of Appeal Referrals

7/17/86

15

Hearing: 7/22/86 Z-8777
Michael Merrill
590 Columbus Avenue
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from three to five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-8777, Michael Merrill, 590 Columbus Avenue, Boston, for two variances for change of occupancy from three to five apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Four apartments existing for many years. Proposed basement apartment would have an adverse effect on neighborhood residential density. No provision for off-street parking.

PARKING

FALMOUTH
CHRISTIAN SCIENTIST
PARK

WILLIAM E. CARTER

Board of Appeal Referrals

7/10/86

Hearing: 7/22/86 Z-8780
Abelardo Diaz
4787 Washington Street
West Roxbury

Site: 4,400 Square feet of vacant land

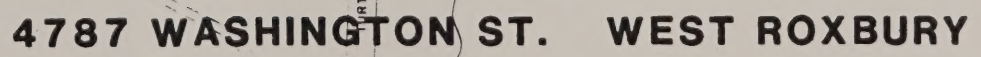
District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed within required front nor within five feet of side lot line.

Insufficient lot area, side yard, and off-street parking.

VOTED: In reference to petition Z-8780, Abelardo Diaz, 4787 Washington Street, West Roxbury, for four variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that front yard parking be eliminated; that off-street parking be provided; that plans inclusive of off-street parking be submitted to the Authority for design review approval. Washington Street supports a large amount of traffic at all hours and off-street parking must meet Code requirement.



Hearing: 7/22/86 Z-8781
Diane Arenella
10 Glenville Terrace
Allston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from public garage to auto body repair shop garage, sale of two used cars, and office.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-8781, Diane Arenella, 10 Glenville Terrace, Allston, for conditional use for change of occupancy from public garage to auto body repair shop garage, sale of two used cars, and office in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the use expire at the end of three years for review by the City; that there be no auto painting performed on the premises; that the number of used cars for sale be limited to two; that plans be submitted to the Authority for design review.

Z-8781

TO GLENVILLE TERRACE

ALLSTON



Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8782
Peter Chin
231-231A Shawmut Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Erect mezzanine addition to store.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8782, Peter Chin, 231-231A Shawmut Avenue, Boston, for variance to erect mezzanine addition to store in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Construction of 350 square foot mezzanine in ground floor commercial space. Eight Streets Neighborhood Association has expressed support.



Z-8782

231-231a SHAWMUT AVENUE BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8799 & 8801-8802
Victor Carlevale
5337A-B-C-D-5339 Washington Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5) and local business (L-.5)

Purpose: Subdivide; erect two two-family dwellings.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, front, rear yards,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8799 & 8801-8802,
Victor Carlevale, 5337A-B-C-D-5399 Washington
Street, West Roxbury, for two forbidden uses and
eleven variances to subdivide and erect two
two-family dwellings in a single-family (S-.5)
and local business (L-.5) districts, the Boston
Redevelopment Authority recommends deferral of
hearing until appellant meets with West Roxbury
Civic Association to review plans and address
any concerns. Parking could be accommodated on
site. Community has consistently advocated housing
along the Washington Street corridor.

Z-8779-8801-8802

5337-5339 WASHINGTON STREET WEST ROXBURY



MARY

DRAPER

PLAYGROUND

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8791
Robert J. Gregory
120 London Street
East Boston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from day care center to five apartments.

Violation(s): Insufficient lot area, open space, and setback of parapet.
Excessive floor area ratio.

VOTED: In reference to petition Z-8791, Robert J. Gregory, 120 London Street, East Boston, for four variances for change of occupancy from day care center to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The existing structure, a large five-story building, is part of a row of residential buildings blended together in a consistent fashion along London Street. The building is currently vacant and in need of extensive rehabilitation. The proposal for five units would not create a significant impact upon the area. This is a very busy mixed use area close to Maverick Square and Central Square which are served by either MBTA bus lines and/or the subway. The neighboring buildings are four and five units and the basement unit is above grade.

Z-8791

120 LONDON STREET

EAST BOSTON



Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8792-8798
Thomas F. True, Trustee
5255-5267 Washington Street
West Roxbury

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Erect seven attached one-family dwellings.

Violation(s): Insufficient lot area, front, side, and rear yards.

VOTED: In reference to petitions Z-8792-8798, Thomas F. True, Trustee, 5255-5267 Washington Street, West Roxbury, for twenty-eight variances to erect seven one-family attached dwellings in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Developer has reviewed plans with community which supports project. Off-street parking provided.



Z-8792-8798

5225-5267 WASHINGTON ST. WEST ROXBURY

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8799
75 Harrison Ave Realty Trust
75 Harrison Avenue
Boston

Site: Four-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from food commissary to same
and one apartment.

Violation(s): Attached dwelling is forbidden use.

VOTED: In reference to petition Z-8799, 75 Harrison Ave Realty Trust, 75 Harrison Avenue, Boston, for forbidden use for change of occupancy from food commissary to same and one apartment in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval. Apartment occupancy existing ten years. Residential-commercial uses are consistent with surrounding properties in the Chinatown area.

Z-8799

75 HARRISON AVENUE BOSTON



Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8800
Joseph F. Tierney
125 Sycamore Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8800, Joseph F. Tierney, 125 Sycamore Street, Roslindale, for forbidden use and six variances for change of occupancy to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The structure in question is a 2½-story frame with a pitched roof. The third floor referred to in the petition is the living space within the roof structure. As the appellant states, there are a few three-family structures on the street. However, these are traditional triple deckers intended to house three families. Other than the few triple deckers, the rest of the houses are single- and two-family homes. The property in question does not have off-street parking facilities for even the first two units. A change of occupancy would set an unwanted precedent.

Z-8800

125 SYCAMORE STREET ROSLINDALE

JAMES F. HEALY
PLAYGROUND



Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8805
Tremont Place Realty Trust
170 Tremont Street
Boston

Site: 5,668 Square feet of land

District(s): General business (B-10)

Purpose: Erect 17-story 94-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient open space, side yard, and setback
of parapet.

VOTED: In reference to petition Z-8805, Tremont Place Realty Trust, 170 Tremont Street, Boston, for four variances to erect 17-story 94-unit apartment structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the final design plans and a Transportation Access Plan are approved by the Director of the Authority.

Z-8805 170 TREMONT STREET BOSTON



Z-8805

170 TREMONT STREET BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8807-8808
River Street Realty Trust
69 Quint Avenue &
39 Glenville Avenue
Allston

Site: Three-story structure

District(s): Apartment (H-10)

Purpose: Change occupancy from 17 to 18 apartments and
from 17 to 19 apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8807-8808, River Street Realty Trust, 69 Quint Avenue & 39 Glenville Avenue, Allston, for two forbidden uses and five variances for change of occupancy from 17 to 18 apartments and from 17 to 19 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that basement units comply with Inspectional Services Commissioner's Bulletin 85-1, September 25, 1985. Units existing at time of purchase last year.

Z-8807-8808 69 QUINT AVENUE
39 GLENVILLE AVENUE ALLSTON



Board of Appeal Referrals

7/17/86

06

Hearing: 7/29/86 Z-8809
Sharon D. Szczepankiewicz
15-17 Cheverus Road
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8809, Sharon D. Szczepankiewicz, 15-17 Cheverus Road, Dorchester, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion of attic. Cheverus Road is a dead end street consisting of identical frame dwellings. Existing two-car garage.



Z-8809

15-17 CHEVERUS ROAD DORCHESTER

Board of Appeal Referrals

7/17/86

Hearing: 7/22/86 Z-8810
Faulkner Hospital
1133 Centre Street
Roslindale

Site: Four-story structure-hospital complex

District(s): Single-family (S-.3)

Purpose: Change occupancy to accessory clinic, physician offices, and administrative offices.

Violation(s): Accessory clinic is conditional use.
At variance with previous Board of Appeal decision.
Extension of nonconforming use.

VOTED: In reference to petition Z-8810, Faulkner Hospital, 1133 Centre Street, Roslindale, for conditional use, extension of nonconforming use, and variance for change of occupancy to accessory clinic, physician offices, and administrative offices in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has resolved the following issues: parking study for review and approval of City Traffic and Parking Department; landscape plan; community support; payment in lieu of tax proposal submitted to the Authority.



Z-8810

1133 CENTRE STREET

JAMAICA PLAIN

Board of Appeal Referrals

7/17/86

Hearing: 7/19/86 Z-8812
Gary A. Ungerleider
36 Mystic Street
Charlestown

Site: Two-family dwelling

District(s): Apartment (H-1)

Purpose: Expand first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8812,
Gary A. Ungerleider, 36 Mystic Street, Charlestown,
for variance to legalize occupancy as two-family
dwelling in an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval.
Provision of bedroom and bath in basement; extension
of first-floor condominium.



Z-8812 36 MYSTIC STREET CHARLESTOWN

Board of Appeal Referrals

7/17/86

29

Hearing: 7/29/86 Z-8813
Ralph M. Cotelesso
12 Wilton Street
Hyde Park

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Change in nonconforming use.

VOTED: In reference to petition Z-8813, Ralph M. Cotelesso, 12 Wilton Street, Hyde Park, for conditional use and change in nonconforming use for change of occupancy to three-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. The conversion of this single-family home to a three-family dwelling is inappropriate. This neighborhood is a mixed commercial-industrial and residential area along the Neponset River. The structure is not suited to add more units without building an addition towards an industrial building. The present mixed uses are compatible with adequate side yard buffers and off-street parking. An increase in building size on this lot would not create a better living situation for a tenant nor would it provide a better use of the land from its present situation.



Z-8813

12 WILTON STREET

HYDE PARK

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8814
Ernest Penta
368 Main Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8814, Ernest Penta, 368 Main Street, Charlestown, for forbidden use and three variances for change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with Authority to insure proper light and ventilation. Submitted plans do not indicate windows or grade of basement apartment which must comply with Inspectional Services Commissioner's Bulletin with respect to basement apartments.

Z-8814 368 MAIN STREET CHARLESTOWN



Z-8814

368 MAIN STREET CHARLESTOWN

PHIPPS STREET
CEMETERY

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8815
Robert J. Gaines
137 Peterborough Street
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from 30 to 34 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8815, Robert J. Gaines, 137 Peterborough Street, Boston, for forbidden use and three variances for change of occupancy from 30 to 34 apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that basement units comply with Inspectional Services Commissioner's Bulletin 85-1, September 25, 1985. Existing condition at time of purchase last year.

Z-8815

137 PETERBOROUGH STREET BOSTON



Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8816
43 Union Realty Trust
43-45 Union Avenue
Jamaica Plain

Site: 3½-Story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy to 16 apartments.

Violation(s): Multifamily dwelling is conditional use.

Excessive floor area ratio.

VOTED: In reference to petition Z-8816, 43 Union Realty Trust, 43-45 Union Avenue, Jamaica Plain, for conditional use and variance for change of occupancy to sixteen apartments in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Proposal is for sixteen units in a building that was previously used as storage. The area is mixed residential and industrial. The zoning is industrial, but the street is all residential. There are, however, industrial uses in the close vicinity. The change of use is acceptable for this building, but the density is totally unacceptable. The scheme for sixteen units requires building two shed dormers the entire length of the building as well as excavating the basement for living area. Neither of these is acceptable. Likewise, the plan calls for the blacktopping of nearly all the rear yard for a parking plan that even then does not work.

JAMAICA PLAIN



Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8818
Lawrence C. Moulter &
Pamela Frechette
22 May Street
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect two-story addition to one-family dwelling.

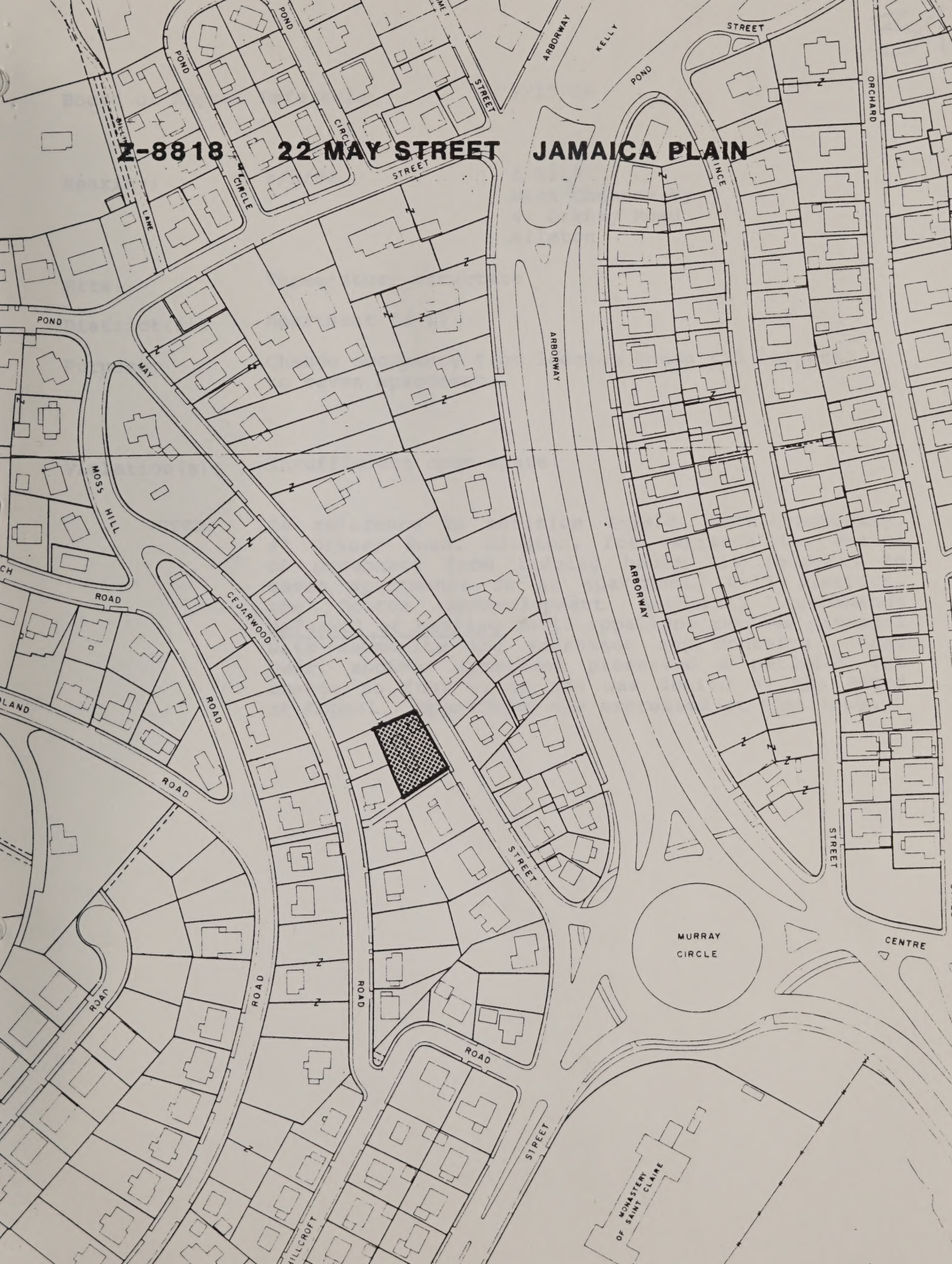
Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-8818,
Lawrence C. Moulter & Pamela Frechette, 22 May
Street, Jamaica Plain, for two variances to erect
two-story addition to one-family dwelling in a
single-family (S-.3) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Appellant must review project to erect
gambrel style frame addition with two-car garage
at basement level with abutters and Jamaica Hills
Civic Association.

Z-8818

22 MAY STREET

JAMAICA PLAIN



Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8819
Mark Chausovsky
47 Orkney Road
Allston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from lodging house (15 lodgers)
to seven apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-8819, Mark Chausovsky, 47 Orkney Road, Allston, for variance for change of occupancy from lodging house (15 lodgers) to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews proposal with community and addresses any concerns. Last year, another appellant presented a petition for change to four units and was denied by the Board of Appeal. Opposition was expressed at that time.



Z-8819

47 ORKNEY ROAD

ALLSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8824
Fairfield Realty
331-335 Columbus Avenue
Boston

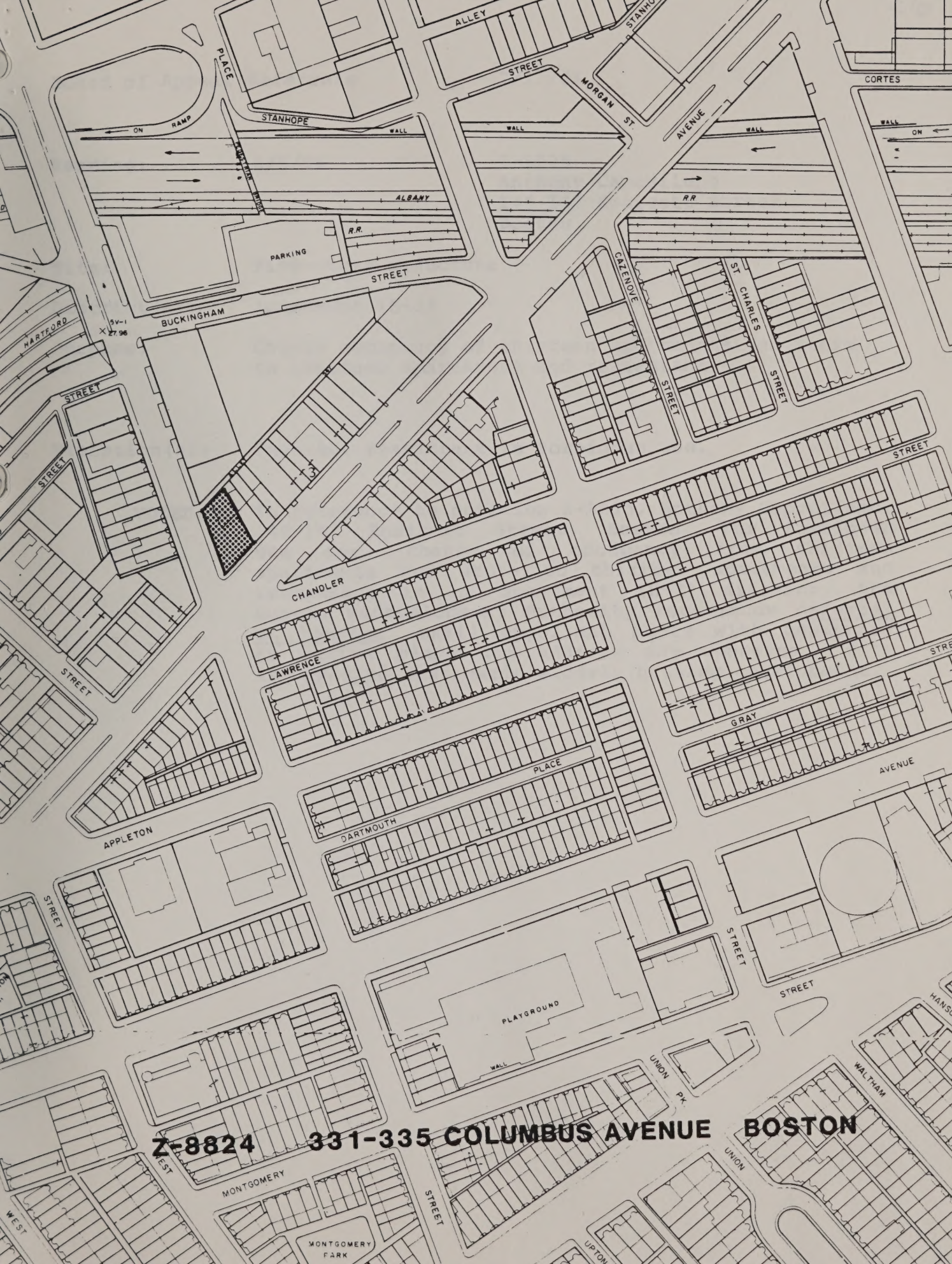
Site: Five-story structure

District(s): General business (B-4)

Purpose: Change occupancy from lodging house, store, and restaurant to lodging house and restaurant.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8824, Fairfield Realty, 331-335 Columbus Avenue, Boston, for variance for change of occupancy from lodging house, store, and restaurant to lodging house and restaurant in a general business (B-4) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans and expansion of restaurant into basement with the Ellis Neighborhood Association.



Z-8824 331-335 COLUMBUS AVENUE BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8825
Anthony Capodilupo
145-147 Endicott Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy of thirteen apartments and store
to thirteen apartments and restaurant.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-8825, Anthony Capodilupo, 145-147 Endicott Street, Boston, for forbidden use for change of occupancy from thirteen apartments and store to thirteen apartments and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community to review plans and address any concerns. Site is opposite Casa Maria elderly housing development.



Z-8825 145-147 ENDICOTT STREET BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8827
Matthew Repucci
37 Cooper Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as five-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient open space.

VOTED: In reference to petition Z-8827, Matthew Repucci, 37 Cooper Street, Boston, for forbidden use and variance to legalize occupancy as five-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until it can be determined if fifth apartment is located in basement which appears apparent from examination of exterior of building. Any basement apartment must comply with Inspectional Services Commissioner's Bulletin with respect to such units. No record of legal occupancy.



Z-8827 37 COOPER STREET BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8828-8830
Burton F. Jaffe
772-778 Columbus Avenue
Boston

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from 3 to 5 apartments; change occupancy from 3 to 5 apartments; change occupancy from two apartments and restaurant to 5 apartments; erect one-story penthouse additions.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio and building height.

Insufficient front and rear yards.

VOTED: In reference to petitions Z-8828-8830, Burton F. Jaffe, 772-778 Columbus Avenue, Boston, for three forbidden uses and twelve variances for change of occupancy from 3 to 5 apartments, for change of occupancy from 3 to 5 apartments and two apartments and restaurant to 5 apartments and erect one-story penthouse additions in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral until the following issues are resolved: plans must be reviewed with United Neighbors of Lower Roxbury; project should include two below-market rental apartments; project not include excavation; basement units must conform to Inspectional Services Departmental Policy on below-grade dwelling units; adequate off-street parking must be provided for residents; sufficient lighting must be provided; final plans must be submitted to the Authority for design review approval.



Z-8828-8830

772-778 COLUMBUS AVENUE

BOSTON

39

Board of Appeal Referrals

7/10/86

Hearing: 8/5/86 Z-8834
Anna Keliher
321 Marlborough Street
Boston

Site: 3½-Story structure

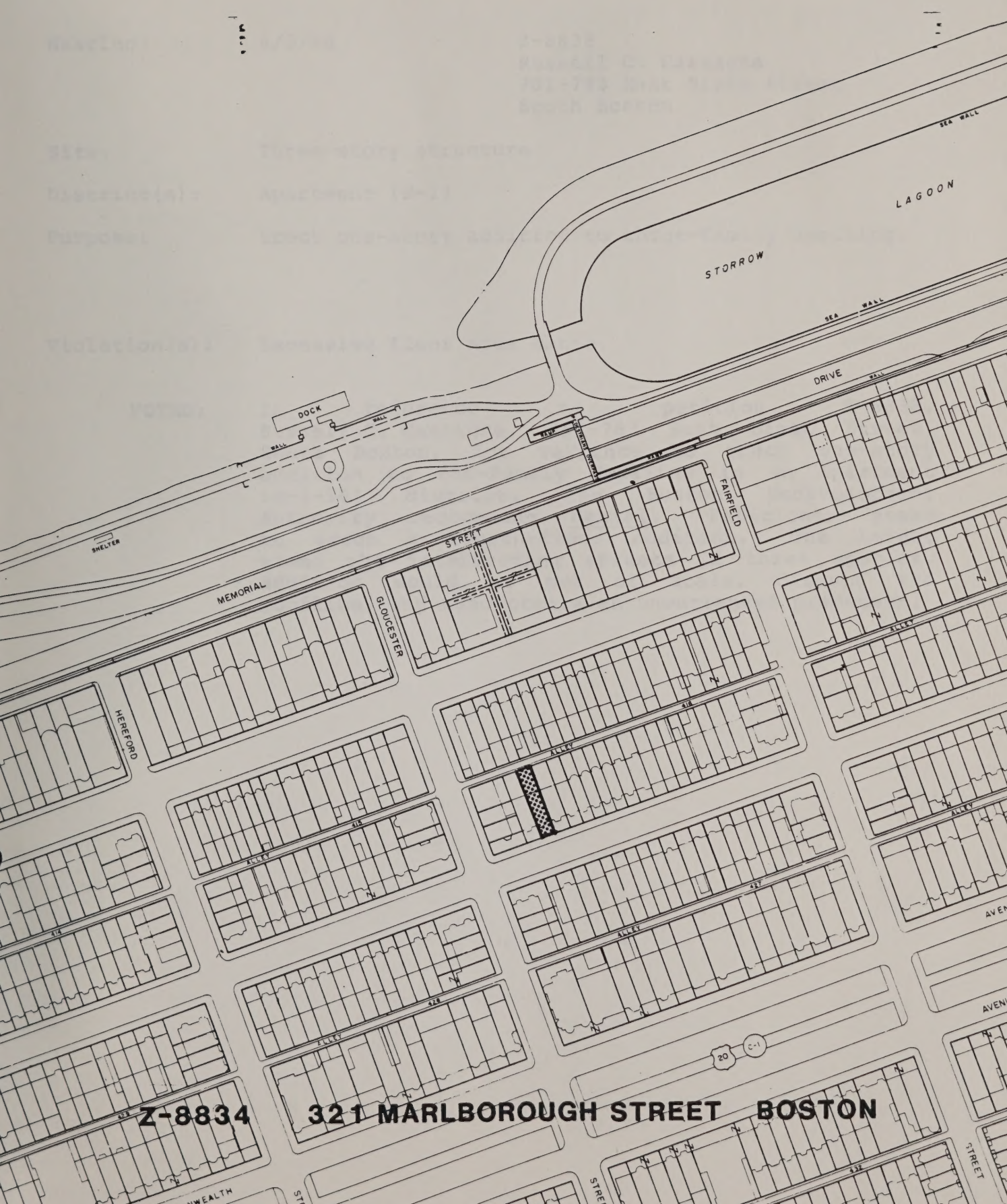
District(s): Apartment (H-3-65)

Purpose: Change occupancy from eight to nine apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8834, Anna Keliher, 321 Marlborough Street, Boston, for conditional use and variance for change occupancy from eight to nine apartments in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that basement unit comply with Inspectional Services Department policy with respect to basement apartments. Existing condition at time of purchase in 1984.



Z-8834

321 MARLBOROUGH STREET BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8838
Russell C. Castagna
781-783 East Sixth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8838, Russell C. Castagna, 781-783 East Sixth Street, South Boston, for variance to erect one-story addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Petitioner seeks to erect a fourth-floor addition. The height along the intersecting streets is three stories. Addition would be out of scale, disrupt the roofline, and also create an unwarranted precedent.

SQUARE

EAST

GRACE CT
THIRD

Z-8838 781-783 EAST SIXTH STREET SOUTH BOSTON

GRADE SCHOOL
(GRAM.)

CONVENT

NAZARETH
HIGH SCHOOL

ST. BRIGIDS
CHURCH
(R.C.)

ST. MATHEW
THE REDEEMER

SWALLOW

STREET

STREET

STREET

OLIVER HAZARD
PERRY
SCHOOL

STREET

BOULEVARD

COLUMBIA
YACHT CLUB

SOUTH YACHT
CLUB

BOSTON CLUB

STREET

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8843
Linda V. Camiolo
174 Cottage Street
East Boston

Site: Four-story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from eight to nine apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8843, Linda V. Camiolo, 174 Cottage Street, East Boston, for forbidden use and three variances for change of occupancy from eight to nine apartments in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial. The proposal for additional basement unit is inappropriate for the area and the structure itself. Historically, this section of East Boston near the airport was landfilled for development. It has been the consistent thinking of the Authority to discourage basement units of this nature because of the serious potential and actual occurrence of flooding in these filled areas. Adequate lighting is also questionable as the unit is well below grade. The building already supports eight units in a crowded neighborhood. A 1912 building permit indicated the legal occupancy of the building as eight units. At that time, the cellar, being seven feet six inches high, was not to be occupied for habitation.



Z-8843

174 COTTAGE STREET

EAST BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8845
Andrew Kraus
32 Leamington Road
Brighton

Site: Two-story row structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8845, Andrew Kraus, 32 Leamington Road, Brighton, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. All other structures in this row are singles with the sole exception of that at the end, which has an addition attached to it. An undesirable precedent could be created here. However, appellant should review project with row residents.



Z-8845

32 LEAMINGTON ROAD BRIGHTON

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8848
Charles O'Halloran
58 Weld Hill Street
Jamaica Plain

Site: 3,500 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Use premises for 14-car parking lot.

Violation(s): Parking lot is forbidden use.

Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-8848, Charles O'Halloran, 58 Weld Hill Street, Jamaica Plain, for forbidden use and three variances to use premises for 14-car parking lot in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community and submits an acceptable plan. Site cannot accommodate the requested fourteen cars. A major concern is that the lot will be used by Orange Line commuters and not restricted to the exclusive use of neighborhood residents.



Z-8848

58 WELD HILL STREET

JAMAICA PLAIN

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8849
Mobil Oil Corporation
1225 Centre Street
Roslindale

Site: Gas service station

District(s): Single-family (S-.3)

Purpose: Remove and replace pump island.

Violation(s): At variance with previous Board of Appeal decision.
Insufficient front yard.

VOTED: In reference to petition Z-8849, Mobil Oil Corporation, 1225 Centre Street, Roslindale, for two variances to remove and replace pump island in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the proviso that facility comply with Board of Appeal guidelines for gas service stations. The petitioner proposes improvements to existing gasoline service station. Project is to remove and replace the old gasoline pump island and to concrete island mat, install new piping and gasoline dispensers, and replace some existing lights utilizing existing bases. This will enhance the overall appearance and efficiency of the station and increase customer convenience.

Z-8849 1225 CENTRE STREET ROSLINDALE



Z-8849

1225 CENTRE STREET ROSLINDALE

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8850
 Laura Wyckoff
 773A-733 Tremont Street
 Boston

Site: 3½-Story structure

District(s): Local business (L-2)

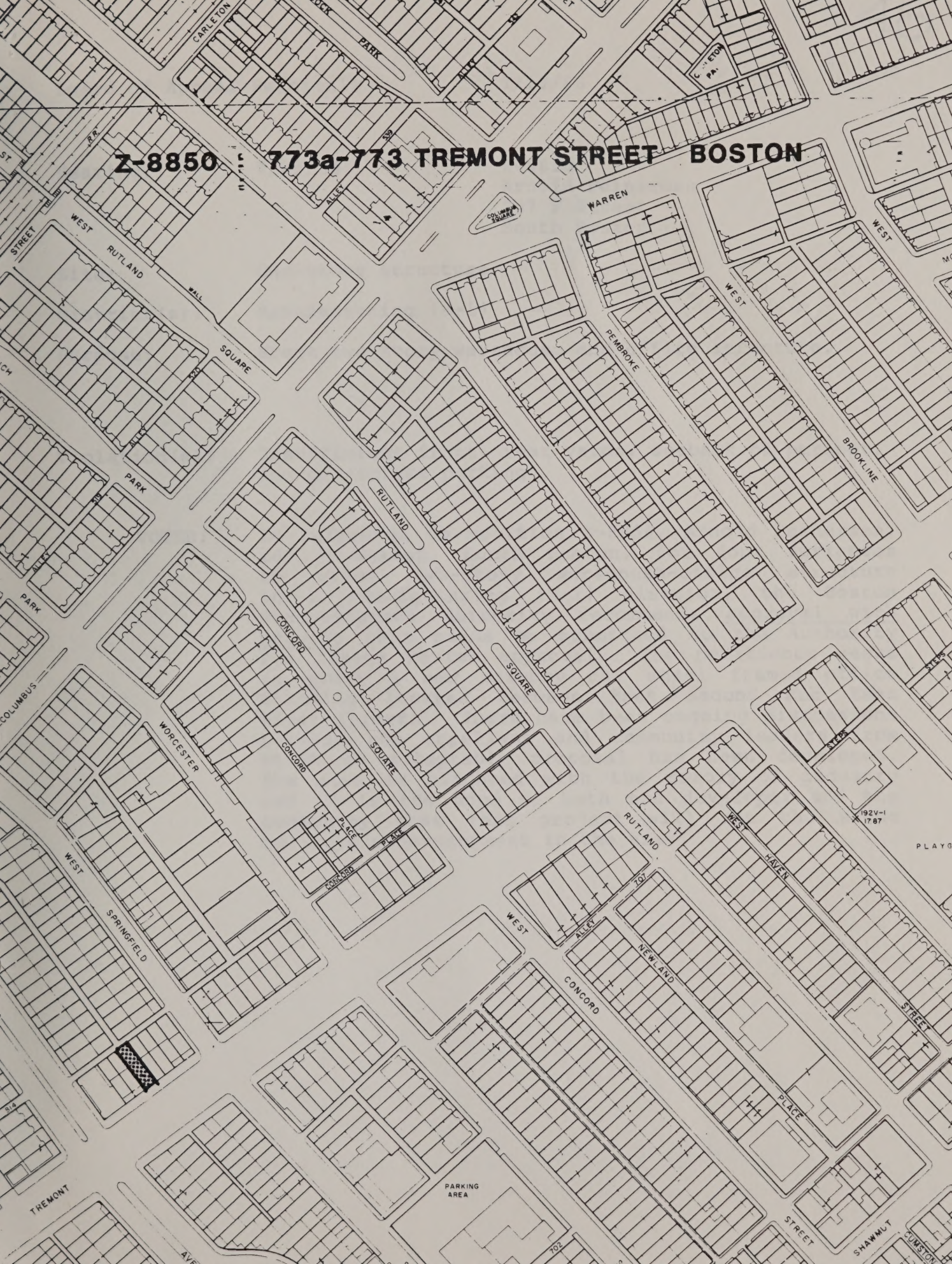
Purpose: Erect two-rear additions and side bay window.

Violation(s): Excessive floor area ratio.
 Restricted roof structure district.

VOTED: In reference to petition Z-8850, Laura Wyckoff, 773A-773 Tremont Street, Boston, for two variances to erect side bay window and two rear additions in a local business (L-2) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant must review plans to erect addition, extend rear dormer, and raise roof with Claremont Neighborhood Association, South End Historical Society, and Authority.

Z-8850

773a-773 TREMONT STREET BOSTON



Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8856
Arnold Feinerman
207 F Street
South Boston

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect two-story warehouse and office structure.

Violation(s): Insufficient front, rear yards, setback of parapet,
and off-street parking.

VOTED: In reference to petition Z-8856, Arnold Feinerman, 207 F Street, South Boston, for four variances to erect two-story warehouse-office structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The petitioner seeks to erect a new masonry and steel framed office building located between East Second and East First Streets. There have been ongoing discussions between the appellant and community leaders from which an acceptable proposal has been developed. The area is blighted with the memory of industry and it is the hope of both the developer and the community that this project will set the scene for future development in the area.



BIGELOW
SCHOOL
(EL.)

ALBANY
ORTHODOX
CHURCH

U.S. PO
BOSTON
STATION

FOURTH

FIFTH

BOYS' CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETARY

FOURTH
PRESBYTERIAN
CHURCH

DORCHESTER
FIRE
STATION

HEALTH
UNIT

DORCHESTER

OLD
HARBOR

CARMELITE
SISTERS

MARION
MANOR

THOMAS

THOMAS

TELEGRAPH

HILL

PARK

Z-8856

207 F STREET

SOUTH BOSTON

TELEGRAPH

STREET

KNOWLTON

EAST

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8857
54 Commonwealth Development
Corporation
54 Commonwealth Avenue
Boston

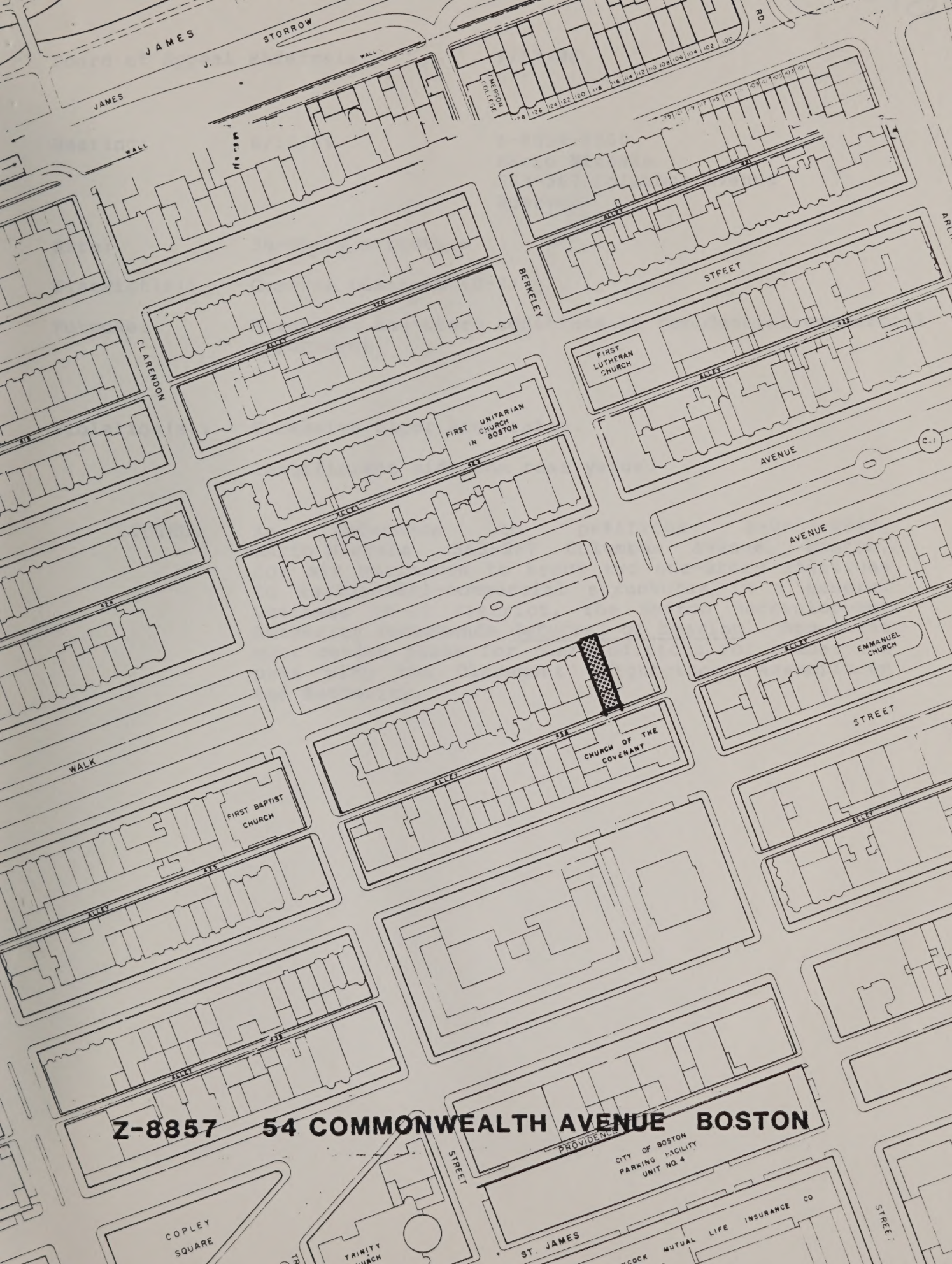
Site: 3,735 Square feet of land

District(s): Apartment (H-3-65)

Purpose: Erect nine-story nine-unit apartment-accessory
garage structure.

Violation(s): Excessive floor area ratio and building height.
Insufficient rear yard.

VOTED: In reference to petition Z-8857, 54 Commonwealth
Development Corporation, 54 Commonwealth Avenue,
Boston, for three variances to erect nine-story
nine-unit apartment-accessory garage structure
in an apartment (H-3-65) district, the Boston
Redevelopment Authority recommends deferral of
hearing until appellant more fully reviews proposal
jointly with the Authority and the Back Bay
Architectural Commission. Proposed building height
also requires in depth review and consultation
with the Neighborhood Association of the Back
Bay.



Z-8857

54 COMMONWEALTH AVENUE BOSTON

COPLEY
SQUARE

TRINITY
CHURCH

STREET

ST. JAMES

CITY OF BOSTON
PARKING FACILITY
UNIT NO. 4

MUTUAL LIFE INSURANCE CO

STREET

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8859-8860
Mario Nicosia
563-567 Columbus Avenue
Boston

Site: 3½-Story structure

District(s): General business (B-2)

Purpose: Erect two one-story additions to residential-commercial structures.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petitions Z-8859-8860, Mario Nicosia, 563-567 Columbus Avenue, Boston, for six variances to erect two one-story additions to residential-commercial structures in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant must review plans for rear additions for commercial uses with the Claremont Neighborhood Association and Authority.



Z-8859-8860

563-567 COLUMBUS AVENUE BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8861
Lawrence Venezia
10 Palermo Street
East Boston

Site: 5,210 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, front, and side yards.

VOTED: In reference to petition Z-8861, Lawrence Venezia, 10 Palermo Street, East Boston, for three variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing. Inadequate site plan submitted; development cannot be effectively reviewed. Comprehensive site, elevation, floor, and off-street parking plans must be submitted. Relationship of site to surrounding parcels must be addressed. Attempts to contact appellant have been unsuccessful.

Z-8861 10 PALERMO STREET, EAST BOSTON



Z-8861

10 PALERMO STREET EAST BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8862
Chamberlayne Junior College
240 Newbury Street
Boston

Site: Three-story structure

District(s): General business (B-3-65)

Purpose: Erect three-story addition to school.

Violation(s): Excessive floor area ratio and building height.
Insufficient rear yard.

VOTED: In reference to petition Z-8862, Chamberlayne Junior College, 240 Newbury Street, Boston, for three variances to erect three-story addition to school in a general business (B-3-65) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant must review classroom-offices addition plans with community and Authority.

Z-8862 240 NEWBURY STREET BOSTON



Z-8862 240 NEWBURY STREET BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8864
Deborah J. Belcher
283 Main Street
Charlestown

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy of two-family dwelling and store to three-family dwelling and store.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8864, Deborah J. Belcher, 283 Main Street, Charlestown, for forbidden use and three variances for change occupancy for two-family dwelling and store to three-family dwelling and store in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The structure is three stories with retail space on the first floor and dwellings occupying the second and third floors. The third unit appears from the plans submitted to be located behind the retail space on the first floor. This unit from the outside dimensions is 13' x 18' or approximately 234 square feet. Although this may be an existing unit, it is substandard in size.



Z-8864 283 MAIN STREET CHARLESTOWN

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8865-8866
Golden Fleece Realty Trust
723-725 East Seventh Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Combine structures for six apartments; erect two-story addition.

Violation(s): Excessive floor area ratio.
Insufficeint open space and rear yard.

VOTED: In reference to petitions Z-8865-8866, Golden Fleece Realty Trust, 723-725 East Seventh Street, South Boston, for four variances to combine structures for six apartments and erect two-story addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral of hearing. The vacant buildings are located on the corner of East Seventh Street and N Street. The addition of new housing (two-bedroom) units will have an impact on the neighborhood and therefore, a community meeting should be held to discuss density, parking, and design issues.



DEPENDENCE

SQUARE

Z-8865-8866

723-725 EAST SEVENTH STREET SOUTH BOSTON

EAST

GRACE CT
THIRD

FOURTH

FIFTH

SIXTH

SEVENTH

SWALLOW

STREET

STREET

STREET

BOULEVARD

COLUMBIA
YACHT
CLUB

BOSTON
YACHT
CLUB

CONVENT

NAZARETH
HIGH
SCHOOL

ST. BRIGIDS
CHURCH
(R.C.)

ST. MATHEW
THE REDEEMER

OLIVER HAZARD
PERRY
SCHOOL

Board of Appeal Referrals

7/17/86

Hearing: 7/22/86 Z-8868
J.L.A. Trust
19 Elm Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8868, J.L.A. Trust, 19 Elm Street, Charlestown, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Street is predominantly two-family residential. Appellant proposes to use basement for two bedrooms. Unwelcome precedent. Proposal is inappropriate and incompatible with surrounding properties.



Z-8868

19 ELM STREET

CHARLESTOWN

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86 Z-8869
Dennis Queally
32 St. Mark's Road
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Off-street parking not allowed within front nor side yards.

Insufficient lot area, width, frontage, open space, front, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8869, Dennis Queally, 32 St. Mark's Road, Dorchester, for eleven variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to landscaping be submitted to the Authority for design review approval. Proposed dwelling is compatible with residential neighborhood. Three off-street parking spaces will be provided on site.



Z-8869 32 SAINT MARKS ROAD DORCHESTER

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8870
Timothy & Sheila Long
90 G Street
South Boston

Site: 3½-Story row structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy to four apartments; erect two-story rear addition.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-8870, Timothy & Sheila Long, 90 G Street, South Boston, for forbidden use and three variances for change of occupancy to four aptments and erect two-story addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Third- and fourth-floor addition above an existing "L". The renovation would result in a two-bedroom basement unit at grade in the rear, a one-bedroom unit on the first floor, a three-bedroom unit on the second floor, and a three-bedroom unit occupying the third and fourth floor. The proposed project will provide a good mix of units within the structure while at the same time removing a neighborhood eyesore and returning it to the housing stock of South Boston.



Z-8870

90 G STREET SOUTH BOSTON

EAST

G

FOURTH STREET PL

FOURTH

EAST

STORY

STREET

EAST

COLEBROOK STREET

EAST

WINFIELD STREET

SANGER STREET

MASS. 2-30

WM. J. FOLEY, SR. APTS.

STREET

STREET

Board of Appeal Referrals

7/17/86

Hearing: 7/22/86 Z-8871
Phillip N., Joseph & John C. Manning
18 Union Park
Boston

Site: 3½-Story row structure

District(s): Apartment (H-3)

Purpose: Erect shed dormer and rear deck additions.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8871, Phillip N., Joseph & John C. Manning, 18 Union Park, Boston, for conditional use to erect shed dormer and roof deck additions in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews addition plans with Union Park Association and the South End Historical Society.



Z-8871

18 UNION PARK

BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8875
The Spaulding Rehabilitation
Hospital, Corporation.
125 Nashua Street
Boston

Site: Ten-story structure

District(s): Industrial (I-2)

Purpose: Erect four-story addition to hospital structure.

Violation(s): Accessory uses are forbidden.
Convalescent home is forbidden use.
Excessive floor area ratio.
Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-8875, The Spaulding Rehabilitation Hospital, Corporation, 125 Nashua Street, Boston, for two forbidden uses and three variances to erect four-story addition to hospital in an industrial (I-2) district, the Boston Redevelopment Authority recommends deferral of hearing. Site is directly adjacent to the Charles River Basin. Massachusetts General Hospital, the new owner of The Spaulding Hospital, and the Metropolitan District Commission should meet with the Authority to create a design sensitive to the river location and proposed MDC plans to enlarge the Esplanade.

Z-8875 125 NASHUA STREET BOSTON

RIVER



Z-8875

125 NASHUA STREET REDEVELOPMENT BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/2/86 Z-8881
John & Roberta Mullan
770 East Sixth Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-8881, John & Roberta Mullan, 770 East Sixth Street, South Boston, for four variances to erect one-story addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. It is proposed to erect a third-floor addition to provide for additional living space. The building, prior to a fire, had a third-floor along with others in the row. On either end of the same block, there are three-story row structures. The third-floor addition should reflect the existing character (style) of the block. This would also set an acceptable precedent for appropriate expansion of existing dwelling units.

SQUARE

EAST

BRACE CT
THIRD

NAZARETH
GRADE SCHOOL
(GRAM.)

CONVENT

NAZARETH
HIGH SCHOOL

ST. BRIGIDS
CHURCH
(R.C.)

ST. MATHEW
THE REDEEMER

SWALLOW

STREET

BUILDING

STREET

PETERS STREET

STREET

OLIVER HAZARD
PERRY
SCHOOL

STREET

Z-8881

770 EAST SIXTH STREET SOUTH BOSTON

STREET

BOULEVARD

COLUMBIA
YACHT CLUB

SOUTH YACHT CLUB

BOSTON CLUB

BOSTON
YACHT CLUB

STREET

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8886-8888
Mark J. Scarlett
56-60 O Street
South Boston

Site: 2,784 Square feet of land

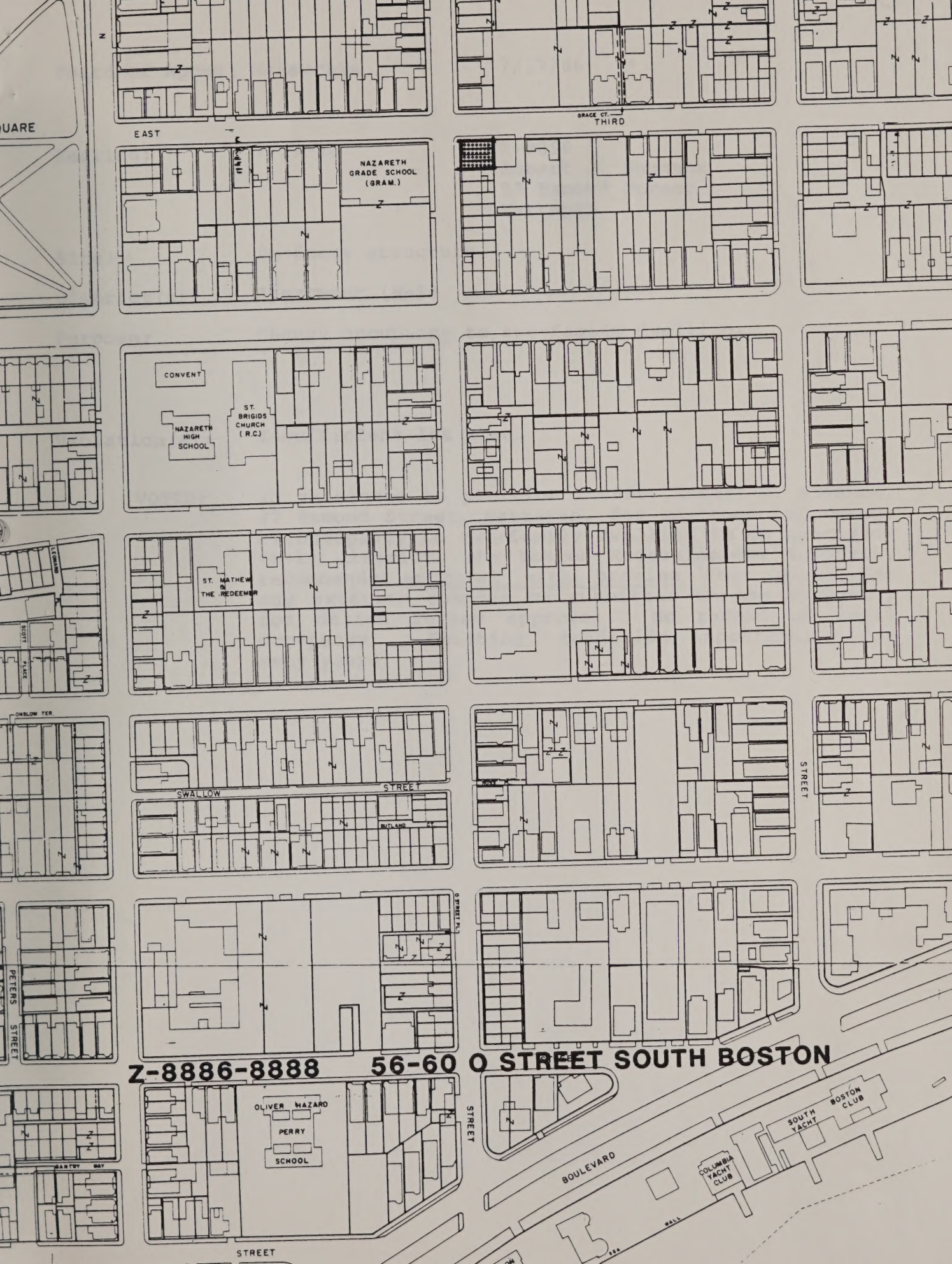
District(s): Apartment (H-1-50)

Purpose: Erect three one-family row dwellings.

Violation(s): Insufficient lot area, open space, front, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8886-8888, Mark J. Scarlett, 56-60 O Street, South Boston, for fifteen variances to erect three one-family row dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. The site, located at the corner of O and East Third Street, is currently vacant. Petitioner has had several meetings with the community out of which a proposal has been developed that meets the neighborhood concerns, such as parking, unit density, and design. The single-family units will have parking underneath which will be accessible from the rear. Buildings are designed to conform with the existing design of the other properties on the street. Development provides 1:1 parking ratio, an appropriate unit density, and a well thought-out and sensitive design.



Z-8886-8888 56-60 O STREET SOUTH BOSTON

OLIVER HAZARD
PERRY
SCHOOL

BOULEVARD
COLUMBIA
YACHT
CLUB
SOUTH
YACHT
CLUB
BOSTON
CLUB

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8890
Robert J. Shannon
97 Esmond Street
Mattapan

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy to two-family dwelling.

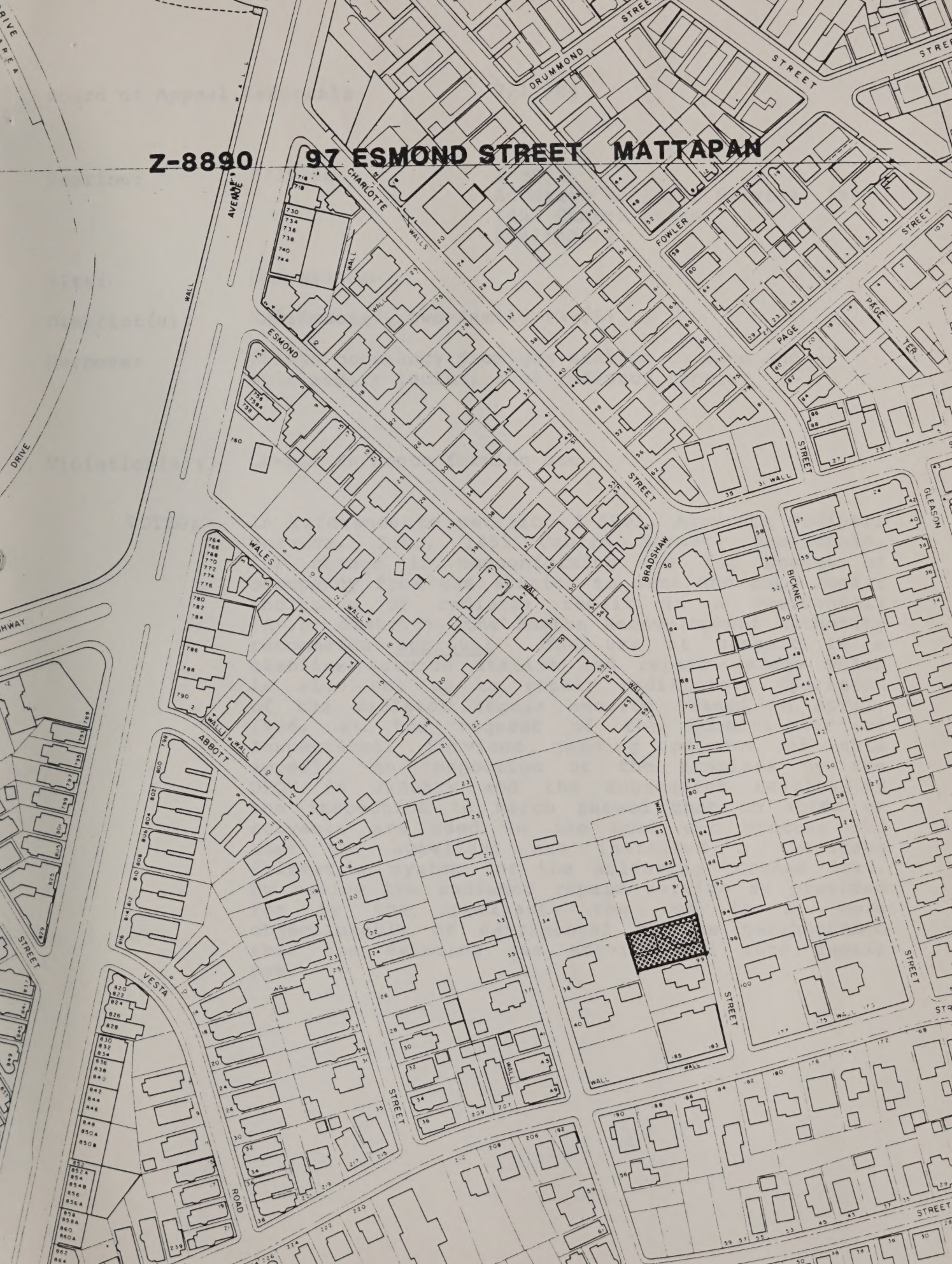
Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-8890, Robert J. Shannon, 97 Esmond Street, Mattapan, for variance for change of occupancy to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. No record of legal occupancy. Existing condition apparently for many years.

Z-8890

97 ESMOND STREET

MATTAPAN



Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8891
Accurate Radiator Service, Inc.
1452 Centre Street
Roslindale

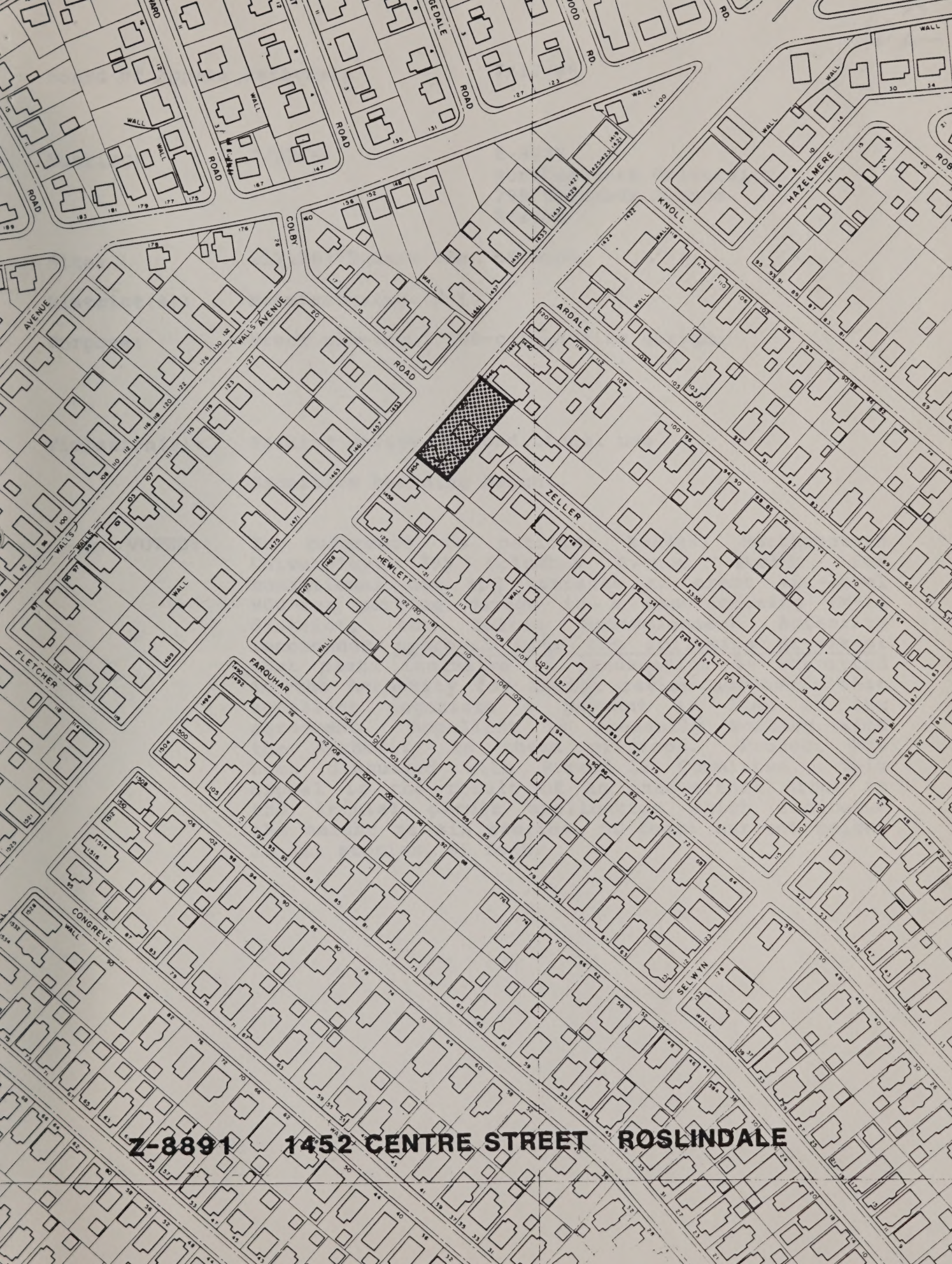
Site: Gas station

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from gas station to same and
auto repair inclusive of radiator repair.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-8891, Accurate Radiator Service, Inc., 1452 Centre Street, Roslindale, for change in nonconforming use for change of occupancy from gas station to same and auto repair inclusive of radiator repair in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The use at present is a gasoline service station and repair garage which is also set up to repair radiators. Operation of the radiator repair service ceased in April, 1986, at the request of the Commissioner of Inspectional Services pending outcome of this appeal. An inspection of the premises by the DEQE in January and the subsequent results of the inspection in March showed that no acids or solvents are used in the boil out process and that the appellant has installed a two-stage filtration system for the soldering torches used. By having the radiator repair service as provided for by the appellant, the use is no more objectionable or detrimental to the neighborhood than the existing gas service and auto repair use.



Z-8891 1452 CENTRE STREET ROSLINDALE

Board of Appeal Referrals

7/17/86

62

Hearing: 7/22/86 Z-8899
Northeastern University
795 Columbus Avenue
Boston

Site: 117,264 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect six-level 900-car parking garage.

Violation(s): Parking garage is conditional use.
Excessive building height.

VOTED: In reference to petition Z-8899, Northeastern University, 795 Columbus Avenue, Boston, for conditional use and variance to erect six-level 900-car parking garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans inclusive of landscaping be submitted to the Authority for design review approval; that appellant negotiate a payment in lieu of tax agreement. Appellant is presently working with the Authority on these provisos. Project has been discussed with Parcel 18 Committee. This appeal is the result of an inadvertent error in the initial permit application which indicated the height as six stories, 50 feet; current height is six stories, 65 feet.



Z-8899 795 COLUMBUS AVENUE BOSTON

Board of Appeal Referrals

7/17/86

63

Hearing: 8/12/86 Z-8900-8902
Gerard Gouthro
21-23 Bellevue Street &
10 Stanley Street
Dorchester

Site: 15,939 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Subdivide; erect three two-family dwellings.

Violation(s): Insufficient lot area, front, and rear yards.

VOTED: In reference to petitions Z-8900-8902, Gerard Gouthro, 21-23 Bellevue Street & 10 Stanley Street, Dorchester, for twelve variances to subdivide and erect three two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant should review development with the Authority. Concerns involve the siting of the dwellings on the lots, parking schemes, and the exterior design of the proposed modular units.



Z-8900-8902 21-23 BELLEVUE ST.
10 STANLEY ST. DORCHESTER

64

Board of Appeal Referrals

7/17/86

Hearing: 8/12/86 Z-8903
Asna Aronie
80-82 Hammond Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from one- to two-family dwelling
and store.

Violation(s): Dwelling converted for more families is forbidden
use.
Store is forbidden use.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-8903, Asna Aronie,
80-82 Hammond Street, Roxbury, for two forbidden
uses and two variances for change of occupancy
from one- to two-family dwelling and store in
an apartment (H-2) district, the Boston
Redevelopment Authority recommends deferral until
owner secures off-street parking and meets with
Roxse Tenants' Association and United Neighbors
of Lower Roxbury concerning operation of beauty
salon. Parking has been a problem in operation
of this commercial facility.



7-8903

80-82 HAMMOND STREET BOSTON

Board of Appeal Referrals

7/17/86

65

Hearing: 8/12/86 Z-8924-8925
Charing Cross Corporation
120 & 150 Orleans Street
East Boston

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Erect 4½-story 40-unit apartment 102-car garage structure; change occupancy from factory to 49 apartments and erect one-story addition.

Violation(s): Multifamily dwelling is conditional use.

Excessive floor area ratio.

Insufficient open space, front, rear yards, and setback of parapet.

VOTED: In reference to petitions Z-8924-8925, Charing Cross Corporation, 120 & 150 Orleans Street, East Boston, for two conditional uses and eleven variances to erect 4½-story 40-unit apartment 102-car garage structure; change occupancy from factory to 49 apartments and erect one-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of hearing. The proposal of 89 units with 102 underground parking spaces is providing a necessary rehabilitation to a long neglected site. However, the density of this proposal may have severe impacts upon this densely populated residential area. This proposal is one of three large residential projects (the other two have been approved) that the proponents propose for this two block area. The Authority has requested the results from a traffic impact analysis study and a infrastructure analysis study that the developers have commissioned. Those results have not yet been made available. East Boston is also beginning the Interim Planning Overlay District planning and rezoning process, and the Mayor has appointed the neighborhood PZAC. A project of this magnitude should be reviewed by this new committee. In summary, the density of this proposal, the potential impacts, and the recent appointment of the East Boston PZAC all suggest that further review is necessary before we can make a sound recommendation.



Z-8924-25

120-150 ORLEANS STREET EAST BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 8/5/86

Z-8927
Matthew J. Happnie
1A Popes Hill Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one-family to two-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-8927, Matthew J. Happnie, 1A Popes Hill Street, Dorchester, for two variances for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Conversion is compatible with the mixed local business-residential immediate neighborhood.



Z-8927 1a POPES HILL STREET DORCHESTER

Board of Appeal Referrals

7/17/86

67

Hearing: No date Z-8930-8934
Boston Redevelopment Authority
4-18 Clarendon Street
72 Warren Ave Limited Partnership
(tentative designated developer)
Site: Four-story structures 4-18 Clarendon Street &
72 Warren Avenue, Boston
District(s): Apartment (H-3)
Purpose: Change occupancy from twelve apartments and four
stores to twelve apartments and three offices;
change occupancy from office building to twelve
apartments.
Violation(s): Real estate, agency office is forbidden use.
Change in nonconforming use.
Excessive floor area ratio.
Insufficient off-street parking.

VOTED: In reference to petitions Z-8930-8934, Boston Redevelopment Authority, 4-18 Clarendon Street, 72 Warren Ave Limited Partnership (tentative designated developer), 4-18 Clarendon Street & 72 Warren Avenue, Boston, for four forbidden uses and nine variances for change of occupancy from twelve apartments and four stores to twelve apartments and four offices; change occupancy from office building to twelve apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. It is proposed to rehabilitate these five buildings into a total of twenty-four residential units and four commercial spaces. The twenty units will provide residents a mix of affordable and market-rate homeownership and rental opportunities. The buildings, owned by the Authority and tentatively designated to the 4-18 Clarendon Street/72 Warren Avenue Limited Partnership, are in immediate need of rehabilitation and occupancy. The project has gained the support of the Ellis Neighborhood Association and the South End Historical Society. The Authority will work closely with the developer.



Z-8930-8934

4-18 CLARENDON ST.

73 72 WARREN AVE. BOSTON

Board of Appeal Referrals

7/17/86

Hearing: 7/29/86 Z-8955
Jamaica Plain Firehouse LTD.
Partnership, Inc.
659 Centre street
Jamaica Plain

Site: Former Jamaica Plain Firehouse

District(s): Local business (L-1)

Purpose: Change occupancy from firehouse to bakery, fitness center, and neighborhood arts council.

Violation(s): Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-8955, Jamaica Plain Firehouse LTD. Partnership, Inc., 659 Centre Street, Jamaica Plain, for two variances for change of occupancy from firehouse to bakery, physical fitness center, and neighborhood arts council in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the proviso that plans be submitted to the Authority for design review approval. Public Facilities Firehouse has been vacant approximately two years. Several commercial uses and nonprofit organizations competed for designation. Appellant is designated developer. There has been a significant amount of community input. Proposal will restore the aging structure.



02130

659 CENTRE ST.

JAMAICA PLAIN

